



Stoke Newington Common , London N16

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# Stoke Newington Common

## London N16

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Spacious three bedroom garden maisonette in a great location opposite leafy Stoke Newington Common.

### DESCRIPTION

Set within an attractive end of terrace Victorian house, this superb property boasts a floor area in excess of 1,000 sq ft arranged over the ground and lower ground floors. The accommodation comprises a separate kitchen; hallway with storage, and generous living room with French doors out to the patio. Steps lead up to own large section of garden. Elsewhere there is a modern bathroom with shower; and three beautiful bedrooms (two doubles and one single). Fabulously situated moments from Stoke Newington Church Street and the High Street's eclectic array of shops, eateries and coffee bars. There are excellent transport links to The City and West End, with numerous good bus routes and trains to Liverpool Street from stations at either Rectory Road or Stoke Newington (Overground).

Share of Freehold

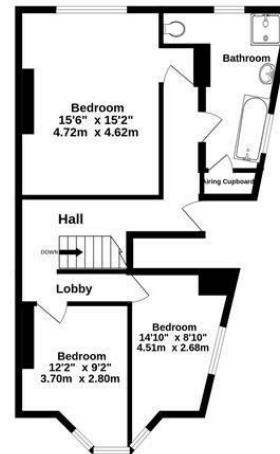
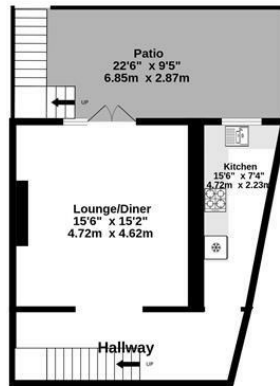
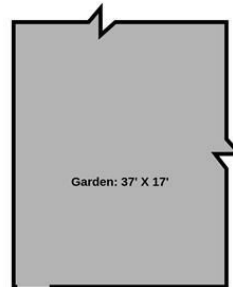
**Guide Price £700,000**





Basement  
435 sq.ft. (40.4 sq.m.) approx.

Ground Floor  
598 sq.ft. (55.6 sq.m.) approx.




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TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com